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## Willingdon Avenue

BURGESS & CO.  
01424 222255

12 Willingdon Avenue, Bexhill-On-Sea, TN39 3QQ

Offers Over  
£350,000 Freehold





Burgess & Co are delighted to offer for sale this well presented three bedroom 1930's semi detached house, ideally situated in the desirable area of Collington being within a short walk of local convenience shop. Bexhill Town Centre is within close proximity offering further amenities, restaurants, shops, mainline railway station with its direct links to London and the seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance porch, a hallway, a living room, an open plan modern kitchen/diner giving access onto the rear garden and to the first floor there are three bedrooms, a modern family shower room and a separate w.c. Further benefits include double glazing and gas central heating and planning permission approval (RR/2024/873/P) for a single story extension to the rear. To the outside there is off road parking to the front and a good sized rear garden with a large summer-house. Viewing is considered essential to appreciate this quality home in this favoured location.

Porch

With tiled floor, double glazed window to the front & side, wooden door to

Entrance Hall

With radiator, laminate flooring, smoke detector, stairs to the First Floor with borrowed light window to the front.

Living Room

12'5 x 11'1  
With radiator, feature electric fire, double glazed bay window to the front.

Kitchen/Dining Room

20'5 x 13'1  
Comprising matching range of modern wall & base units, worksurface, inset sink unit, fitted Lamona gas hob with extractor hood over, fitted Lamona eye level double oven, integrated dishwasher, washing machine & fridge/freezer, breakfast bar area, space for table & chairs, feature fireplace, radiator, double glazed window to the rear, double glazed bi-fold doors to the rear garden, two double glazed doors to the side.

First Floor Landing

With loft hatch being insulated & partially boarded, double glazed window to the side.

Bedroom One

14'7 x 11'1  
With radiator, built-in wardrobe, dual aspect with double glazed window to the side & rear.

Bedroom Two

12'5 x 11'1  
With radiator, built-in wardrobe, double glazed bay window to the front.

Bedroom Three

7'7 x 7'0  
With radiator, fitted cupboard housing Glow-worm boiler, double glazed window to the rear.

Shower Room

Comprising corner shower cubicle, vanity unit with inset wash hand basin, heated towel radiator, laminate flooring, extractor fan, double glazed frosted window to the front.

Separate W.C

Comprising low level w.c, partly tiled walls, radiator, double glazed frosted window to the side.

Outside

To the front there is a driveway providing off road parking (no dropped kerb) and side access. To the rear there is an easterly garden comprising an area of decking, steps with pathway

down to a level area of lawn, raised flowerbeds, a paved patio area with a summerhouse with power, a shingle pathway leading to a raised area of decking, a garden shed, various mature trees & shrubs and is enclosed by fencing.

NB

Council tax band: C. There is planning approval for a single story extension to the rear of the property under planning reference RR/2024/873/P

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

